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THE HONORABLE MARC BARRECA
Chapter 7
Hearing Date: February 14, 2014
Hearing Time: 9:30 a.m.
Hearing Place: 700 Stewart St., Room 7106, Seattle
Responses Due: February 7, 2014

6 UNITED STATES BANKRUPTCY COURT
7 WESTERN DISTRICT OF WASHINGTON

8 In Re:

No. 06-14094

9 Otha Dale Schumpert, Jr. and Alana June
10 Schumpert,

11 Debtor(s).

12 NOTICE OF HEARING AND
13 MOTION TO APPROVE THE SALE
OF REAL PROPERTY FREE AND
CLEAR OF LIENS AND
ENCUMBRANCES

14 **NOTICE OF HEARING**

15 A hearing shall be held on February 14, 2014, at 9:30 a.m. before the Honorable MARC
16 BARRECA at 700 Stewart St., Room 7106, Seattle, Washington to consider the matters set forth
17 below. Any party objecting to the requested relief shall file their objection no later than February
18 7, 2014 and shall appear at the hearing and state their objection. In absence of a timely
19 objection, the Trustee may present an Order granting the requested relief prior to the date of the
20 hearing.

21 **MOTION TO APPROVE SALE FREE AND CLEAR OF LIENS AND
22 ENCUMBRANCES**

23 COMES NOW the Trustee, Edmund J. Wood, by his attorney Michael Harris, and moves
24 for an Order authorizing the sale of real property free and clear of liens and encumbrances upon
25 the terms set forth below:

NOTICE OF HEARING AND MOTION TO APPROVE
THE SALE OF REAL PROPERTY ETC. - 1

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1
2 Street Address of Property: 32700 30th Ave SW, Federal Way, WA 98023
3 Legal description of Property
(Abbreviated): LOT 70, WOOD VALE
4
5 Parcel No.: 951090 0070 08
6 Sale Price: \$130,000 or such higher price as the parties
7 agree to in order to close the short sale
8 Terms of Sale: Cash at closing
9 Purchaser: Norgebartley 1, LLC
10 Purchasers Address: 2511 68th Ave S.
Kent, WA 98032
11 Costs of Sale: The estate will pay the real estate agent a
12 commission of 6% of the gross sale price or
13 such lesser amount as the agents shall agree to;
14 and the estate will pay customary costs of sale,
15 including but not limited to title insurance
premiums, real estate taxes due through the date
of closing, excise tax, and one-half of the
escrow fee.
16 Utility Liens: The amount or existence of utility liens is
17 usually not known until closing or later. The
Trustee will pay utility liens from sale proceeds.
18 Encumbrances and approximate
19 claim amounts:
Bank of New York Mellon \$236,132.00
PSC, Inc. \$2,916.56
Target National Bank \$4,841.87
Lakehaven Utility Dist. \$813.53
20
21
22 This sale will be free and clear of all liens and interests; said liens and interests, if any,
23 will attach to the proceeds of sale with the same effect and validity as they attached to the subject
24 property. The Trustee requests authority to pay the secured creditors named above to the extent
25 funds are available.

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1 This is a short sale. The sale will be subject to the approval of Bank of New York
2 Mellon. There will be insufficient funds to make a distribution to secured creditors of a lower
3 priority than Bank of New York Mellon on its first Deed of Trust. The Trustee will negotiate the
4 terms of the short sale with Bank of New York Mellon at a later date; the terms are unknown at
5 this time. The Trustee will also negotiate a buyer's premium or carve out of at least \$15,000. Of
6 that amount, at least half one will be distributed to pre-petition creditors. Should the buyer be
7 unable to close the sale, or should the trustee receive an offer he believes is better for the estate,
8 the trustee reserves the right to, rather than treating the funds as a buyer's premium, negotiate a
9 carve out with the secured creditor under 11 USC §506(c).
10

The Trustee believes and alleges that the buyer is a good faith purchaser for value.

WHEREFORE the Trustee prays for an Order approving the transaction granting the other relief set forth above. A proposed Order is attached.

Dated January 8, 2014.

/s/Michael P. Harris
Michael P. Harris,
Attorney at Law
WSBA#13506

**NOTICE OF HEARING AND MOTION TO APPROVE
THE SALE OF REAL PROPERTY ETC. - 3**

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